



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

October 28, 2020

- Jolene Wolfley... DRB Chair
Jeanne Wolfenbarger ... Transportation
Kris Cadena ... Water Authority
Ernest Armijo. ... Hydrology
Carl Garcia... Code Enforcement
Cheryl Somerfeldt... Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

1. Project # PR-2020-003650
SI-2020-01060 - SITE PLAN

McCLURE - MATT EBLEN agent(s) for BRUNACINI DEVELOPMENT CO LTD request(s) the aforementioned action(s) for all or a portion of: LOTS 11 THRU 13, MERIDIAN BUSINESS PARK, zoned NR-BP, located at 7300 MERIDIAN PL NW between BLUEWATER RD NW and LOS VOLCANES RD NW, containing approximately 8.33 acre(s). (K-10 & J-10)

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: PARKING LOT IMPROVEMENTS ASSOCIATED WITH COMMERCIAL REMODEL/TENANT IMPROVEMENT OF AN EXISTING BUILDING

DEFERRED TO NOVEMBER 18TH, 2020.

2. Project #1011598
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - PRELIMINARY/ FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/26/20].

DEFERRED TO DECEMBER 16TH, 2020.

3. **Project # PR-2019-002411**  
SD-2020-00102 – PRELIMINARY PLAT  
SD-2020-00103 – VACATION OF PUBLIC EASEMENT  
VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
VA-2020-00155 -SIDEWALK WAIVER(A1)  
VA-2020-00157- SIDEWALK WAIVER (A2)  
VA-2020-00174 -SIDEWALK WAIVER (A3)  
VA-2020-00179 -SIDEWALK WAIVER (A4)  
VA-2020-00160 -RDWAY WIDTH WAIVER (B1)  
VA-2020-00182 -RDWAY WIDTH WAIVER(B2)  
VA-2020-00183 -RDWAY WIDTH WAIVER(B3)  
VA-2020-00163 -RDWAY WIDTH WAIVER(B4)  
VA-2020-00164 -RDWAY WIDTH WAIVER(C)  
VA-2020-00165 -BLOCK WAIVER (D1)  
VA-2020-00166 -BLOCK WAIVER (D2)  
VA-2020-00185 – BLOCK WAIVER(D3)  
VA-2020-00168 – BLOCK WAIVER (D4)  
VA-2020-00169 – BLOCK WAIVER (D5)  
VA-2020-00170 – BLOCK WAIVER (D6)  
VA-2020-00171 – BLOCK WAIVER (D7)  
VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4**, zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08) [*Deferred from 7/8/20, 7/15/20, 8/26/20, 9/16/20, 10/14/20*]

**PROPERTY OWNERS:** SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC  
**REQUEST:** PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

**DEFERRED TO NOVEMBER 4<sup>TH</sup>, 2020.**

4. **Project # PR-2020-003707**  
SD-2020-00137- PRELIMINARY/FINAL PLAT  
SI-2020-00247 – SITE PLAN  
*(Sketch Plat 7/8/20)*

ARCH + PLAN LAND USE CONSULTANTS & RESPEC agent(s) for **SONATA TRAILS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1, 2 & 3, UNIT 4**, zoned MX-M, located at **UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW**, containing approximately 29.9 acre(s). (C-10) [*Site Plan deferred from 6/3/20, 6/24/20, 7/15/20, 7/29/20, 8/26/20, 10/14/20*]

**PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** APARTMENT COMPLEX DEVELOPMENT

**DEFERRED TO NOVEMBER 18<sup>TH</sup>, 2020.**

5. **Project # PR-2020-004133**  
**SI-2020-00809 - SITE PLAN**  
*(Deferred from 10/21/20)*  
**SD-2020-00186 - PRELIMINARY/FINAL**  
**PLAT**

CONSENSUS PLANNING INC. agent(s) for **ALBUQUERQUE HOUSING AUTHORITY** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SIXBEE SUBDIVISION (EXCL PORT OUT TO R/W)**, zoned R-T, located at **1880 BROADWAY PL NE between HANNETT AVE NE and McKNIGHT AVE NE**, containing approximately 3.43 acre(s). (H-14)[Deferred from 9/16/20, 10/7/20, 10/21/20]

**PROPERTY OWNERS:** ALBUQUERQUE HOUSING AUTHORITY  
**REQUEST:** SITE PLAN - 54-UNIT TOWNHOUSE DEVELOPMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR SOLID WASTE COMMENTS AND TO MOVE BUILDING "F" ONE FOOT TO THE EAST, AND TO PLANNING FOR PARKS AND REC NOTES REGARDING WROUGHT IRON GATE AND PERIMETER WALL, INDICATION OF OWNERSHIP AND MAINTENANCE AND POSSIBLE ENCROACHMENT AGREEMENT SHOULD OWNERSHIP CHANGE, AS WELL AS SOLID WASTE SIGNATURE.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR ADEQUATE SIDEWALK RIGHT-OF-WAY AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF AND FOR PROJECT AND APPLICATION NUMBERS BE ADDED TO THE PLAT.

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6. **Project # PR-2020-004086**  
**SD-2020-00164 – VACATION OF PUBLIC**  
**EASEMENT (PNM)**  
**SD-2020-00166 – VACATION OF PUBLIC**  
**EASEMENT(WATERLINE)**  
**SD-2020-00167 – VACATION OF PUBLIC**  
**EASEMENT(DRAINAGE)**  
**SD-2020-00165 – PRELIMINARY/FINAL PLAT**  
**VA-2020-00321 – SIDEWALK WAIVER**

CONSENSUS PLANNING INC., agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located on **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22)[Deferred from 10/21/20]

**PROPERTY OWNERS:** AMERICUS LLC  
**REQUEST:** VACATE 3 EASEMENTS, REPLAT TO COMPETE VACATION AND DEDICATE ADDITION RIGHT-OF-WAY, AND WAIVER OF SIDEWALK ALONG SAN ANTONIO DRIVE.

**DEFERRED TO NOVEMBER 4<sup>TH</sup>, 2020.**

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**MINOR CASES**

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7. [PR-2020-004086](#)  
[SI-2020-01095](#) - FINAL SIGN-OFF OF EPC  
SITE PLAN

**CONSENSUS PLANNING INC.** agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located at **TENNYSON ST between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22){*Deferred from 10/14/20*}

**PROPERTY OWNERS:** AMERICUS LLC

**REQUEST:** DRB SIGN-OFF OF A SITE PLAN – EPC FOR A 281 UNIT MULTI-FAMILY RESEDENTIAL DEVELOPMENT

**DEFERRED TO NOVEMBER 4<sup>TH</sup>, 2020.**

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8. [PR-2020-003658](#)  
(1003859)  
[SI-2020-01052](#) – FINAL SIGN-OFF  
EPC SITE PLAN

**CONSENSUS PLANNING INC.** agent(s) for **GREYSTAR** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUERA RD NW between BOSQUE SCHOOL RD and MIRANDELA ST**, containing approximately 7.7061 acre(s). (E-12){*Deferred from 10/7/20, 10/21/20*}

**PROPERTY OWNERS:** SILVERLEAF VENTURES LLC

**REQUEST:** FINAL SITE PLAN SIGN-OFF

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED OCTOBER 28<sup>TH</sup>, 2020, THE DRB HAS APPROVED FINAL SIGN-OFF OF EPC SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR NOTE FOR LANDING AT THE TOP OF PERPENDICULAR RAMPS AND TO PLANNING FOR SOLID WASTE SIGNATURE AND FOR SEAL SIGNING ON THE PLAN SHEET.

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9. [PR-2020-003442](#)  
[SD-2020-00102](#) - AMENDMENT TO  
INFRASTRUCTURE LIST

**BOHANNAN HUSTON** agent(s) for **CORAZON DEL MESA 4, LLC** request(s) the aforementioned action(s) for all or a portion of: **A-6-C-A, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE**, containing approximately 34.00 acre(s). (R-15, R & S-16)

**PROPERTY OWNERS:** CORAZON DEL MESA 4 LLC

**REQUEST:** AMENDMENT TO INFRASTRUCTURE LIST

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO,THE DRB HAS APPROVED THE AMENDED INFRASTRUCURE LIST. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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10. [PR-2019-002973](#)  
SD-2020-00168 - PRELIMINARY/FINAL  
PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for **MANUEL GARZA** request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B, LANDS OF ROBERT GARCIA**, zoned MX-M, located at **1821 CANDELARIA NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.258 acre(s). (G-13)[*Deferred from 10/7/20*]
- PROPERTY OWNERS: MANUEL GARZA  
REQUEST: CREATE 3 LOTS FROM 2 EXISTING LOTS
- DEFERRED TO NOVEMBER 18<sup>TH</sup>, 2020.
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11. [PR-2020-003626](#)  
SD-2020-00130 – PRELIMINARY/FINAL  
PLAT  
(*Sketch Plat 4/22/20*)  
VA-2020-00360 – DPM WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JULIAN & SUSANA CULL** request(s) the aforementioned action(s) for all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13) [*Deferred from 7/15/20, 7/29/20, 8/12/20, 9/2/20, 9/30/20, 10/14/20*]
- PROPERTY OWNERS: JULIAN & SUSANA CULL  
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
- DEFERRED TO NOVEMBER 4<sup>TH</sup>, 2020.
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12. [PR-2020-004539](#)  
SD-2020-00169- PRELIMINARY/FINAL  
PLAT
- ALDRICH LAND SURVEYING agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1, 2, 3 & 5, VILLA LOMA ESTATES** zoned PD, located on **NORTH SIDE OF MONTGOMERY between SHILOH PL NE and TRAMWAY BLVD NE**, containing approximately 0.2537 acre(s). (F-22)[*Deferred from 10/14/20*]
- PROPERTY OWNERS: LAS VENTANAS NM, LLC  
REQUEST: CREATE 5 NEW LOTS FROM 5 EXISTING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT
- DEFERRED TO NOVEMBER 4<sup>TH</sup>. 2020.
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13. [Project # PR-2018-001501](#)  
SD-2020-00077 – PRELIMINARY/FINAL  
PLAT  
VA-2019-00290 – SIDEWALK VARIANCE  
VA-2019-00289 – STREET VARIANCE  
(variances deferred from 4/29/20)

ISAACSON & ARFMAN, INC agent(s) for MONTANO FAMILY HOMES LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT 6-A-2, NORTH FOURTH ST HOMESITES ADDN**, zoned R-1C, located at **712 MONTANO RD NW between 9<sup>TH</sup> ST NW AND HARWOOD LATERAL**, containing approximately 1.7 acre(s). (F-14)[Deferred from 5/6/20, 6/3/20, 6/24/20, 10/21/20]

PROPERTY OWNERS: MONTANO FAMILY HOMES LLC, TIM NISLY  
REQUEST: MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL

DEFERRED TO NOVEMBER 18<sup>TH</sup>, 2020.

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14. [Project #PR-2019-002811](#)  
SD-2019-00158 - PRELIMINARY/FINAL  
PLAT

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of **LOTS 7-10 BLOCK 44 PEREA ADDITION**, zoned R-1A, located at **NEC of 15<sup>th</sup> ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) [Deferred from 9/11/19]

PROPERTY OWNERS: CHAVEZ RICHARD GERARD  
REQUEST: REPLAT 4 LOTS INTO 2

DEFERRED TO NOVEMBER 4<sup>TH</sup>, 2020.

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15. [PR-2018-001402](#)  
(1001047)  
SI-2020-01164 – EPC FINAL SITE PLAN  
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND**, zoned R-A, located at **5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE**, containing approximately 22.75 acre(s). (F-11 & F-12)

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC  
REQUEST: EPC SITE PLAN SIGN-OFF

DEFERRED TO NOVEMBER 18<sup>TH</sup>, 2020.

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**SKETCH PLAT**

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16. [PR-2018-001579](#)  
(1002202)  
[PS-2020-00100](#) - SKETCH PLAT

**DEKKER, PERICK, SABATINI** request(s) the aforementioned action(s) for all or a portion of: **TR A FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 1.4709 AC**, zoned MX-H, located at **2100 LOUISIANA BLVD NE**, containing approximately 1.4709 acre(s). (J-18 & J-19)

**PROPERTY OWNERS:** WINROCK PARTNERS LLC

**REQUEST:** SKETCH PLAT REVIEW FOR AN URGENT AND EMERGENCY CARE FACILITY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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17. [PR-2020-004595](#)  
[PS-2020-00101](#) - SKETCH PLAT

**JAG PLANNING & ZONING** agent(s) for **505 SOLUTIONS LLC** request(s) the aforementioned action(s) for all or a portion of: **PARCELS A & B and PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES AND LANDS OF ALBUQUERQUE ACADEMY**, zoned PD, located on **WALKERWAY ST NE between SPAIN RD NE and ACADEMY RD NE**, containing approximately 4.650 acre(s). (E-22)

**PROPERTY OWNERS:** MCKAY HORACE F JR ETUX ETAL, SECURITY CAPITAL PACIFIC TRUST C/O PROPEY TAX DEPT, THE ALBUQUERQUE ACADEMY INC

**REQUEST:** SKETCH PLAT TO SUBDIVIDE 4 LOTS INTO 11 LOTS, AND GRANT A PRIVATE EASEMENT AND A PUBLIC UTILITY EASEMENT AND VACATE A PRIVATE ACCESS EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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18. [PR-2020-004596](#)  
[PS-2020-00102](#) - SKETCH PLAT

**MARK BURAK, PE** agent(s) for **ISSA RABADI** request(s) the aforementioned action(s) for all or a portion of: **UNIT 17 BLOCK 8, VOLCANO CLIFFS SUBDIVISION**, zoned MX-T, located on **UNIVERSE between UNSER BLVD and SQUAW RD**, containing approximately 30.14 acre(s). (D-10)

**PROPERTY OWNERS:** RABADI ISSA & NANCY

**REQUEST:** DIVIDE EXITING 30 ACRE PARCEL INTO 89 RESIDENTIAL TOWNHOME LOTS, TWO APARTMENT COMPLEXES, AND A COMMERCIAL DEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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19. Other Matters: None.

**20. ACTION SHEET MINUTES:  
Approved for October 21, 2020**

ADJOURNED.